

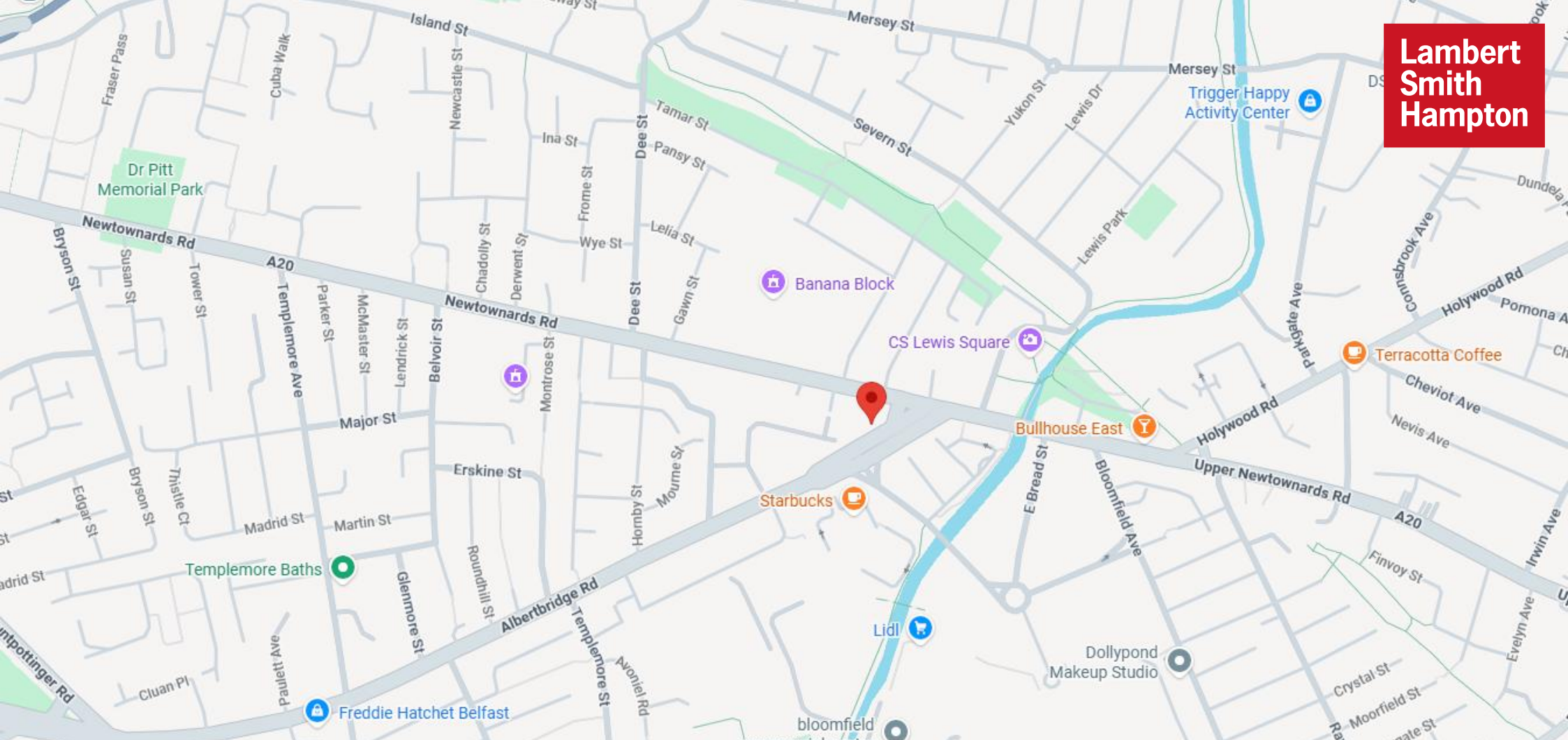
FOR SALE/TO LET

**Lambert
Smith
Hampton**



369 Newtownards Road, Belfast, BT4 1AJ

Prominent retail/office building totalling approx 2,306 sq ft. Suitable for a variety of uses with redevelopment potential (Subject to planning)



LOCATION

The property is strategically positioned at a busy junction of the Newtownards Road and Albertbridge Road. Located approximately 1.5 miles east of Belfast City Centre, facilitating convenient access via multiple transportation options including being serviced by Translink Metro service 3 which operates along the Hollywood Road and Belmont Road corridors, connecting East Belfast to the City Centre, the Glider G1 service providing link from East Belfast to the City Centre and beyond, with nearby stops enhancing connectivity for residents and businesses in the vicinity. The Newtownards Road serves as a direct arterial route into the heart of Belfast, accommodating both private vehicles and cycling traffic, thereby offering flexible commuting options.

The property is surrounded by a host of local amenities including hospitality in the form of the neighbouring The Prince Albert Bar and the ever growing and popular Portview Trade Centre and Bull House East Brewery. The surrounding area also hosts a number of large retailers to include The Range, Home Bargains and Lidl. However, at the time of writing, Connswater Shopping Centre is due to close and cease trading. Tenants within Connswater Shopping Centre at the time of closure include Bonmarche, New Look, Boots, Savers, The Works, Claire's Accessories, Del Piero's and Poundland. A number of food and beverage operators including McDonalds as well as a growing local offering including Flout Pizza and Bodega Bagel and Root and Branch Coffee have proven popular among local residents. Such offerings have proven particularly popular with the ever growing young professional population with East Belfast proving a highly desirable location among this growing demographic.



DESCRIPTION

The property comprises a 3-storey red brick corner terrace building on the Newtownards Road. The ground floor was formerly occupied by Boyle Sports Bookmakers and is accessible via 2no. pedestrian doors, one to the front of the property and one to the side fronting onto the Albertbridge Road. Internally the ground floor is currently fitted out to the previous tenants' specification however presents a partially open plan floor plate with toilet and storage facilities to the rear. The ground floor benefits from glazed frontage onto the Newtownards Road.

A stairwell to the rear of the property grants access to the upper floors. The first floor presents a large open plan room to the front of the building which is currently fitted out as an office. This room benefits from large arched windows. To the rear of the first floor is a small kitchenette and toilet. The second floor presents an open plan room again currently fitted out as office space. The second floor is a single open plan room extending the entire floor plate. The space is currently finished to include carpeted flooring, plastered and painted walls and benefits from 2no. skylight windows on the pitched roof. While undertaking our inspection LSH were advised the property benefits from a rear courtyard which is accessible via a walkway to the rear of the East Belfast Constitutional Club.

SCHEDULE OF ACCOMMODATION

Floor	Sq Ft	Sq M
Ground Floor	796	73.89
First Floor	928	86.25
Second Floor	582	54.02
Total	2,306	214.16

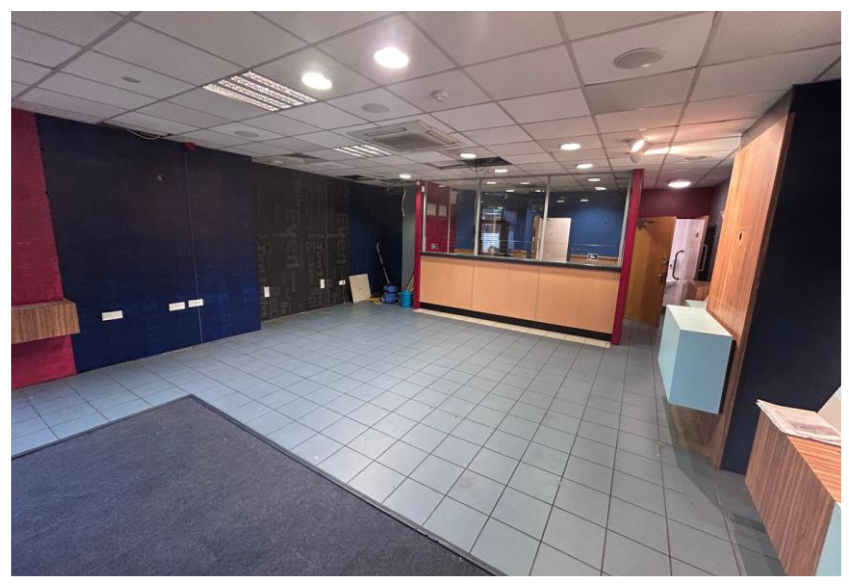
Energy Performance Certificate

The Property benefits from an EPC rating of TBC





IMAGES





For Further Information

CONTACT

Kyle Abernethy

M 07429 777911
T 02890 327954
E kabernethy@lsh.ie

PRICE/LEASE DETAILS

Price - Price on application.

Rent - On Application from the Agent.

Lease Term: By Negotiation

Insurance - Tenant will be responsible for reimbursement of a fair proportion of the building insurance premium to the landlord.

RATEABLE VALUE

We have been advised by Land and Property Services of the following:

Net Annual Value:	£7,150
Non Domestic Rate £ 25/26:	£0.650288
Rates Payable:	£4,649.56

VALUE ADDED TAX

We have been advised that the subject property is VAT registered and therefore VAT will be charged in addition to the figures quoted within this brochure.

ANTI MONEY LAUNDERING

In accordance with the current Anti-Money Laundering (AML) Regulations, the proposed purchaser/ tenant will be required to satisfy the Vendor / Lessor and their agents regarding the source of the funds used to complete the transaction.

**Lambert
Smith
Hampton**

www.lsh.ie

Subject to Contract and Exclusive of VAT © Lambert Smith Hampton June 2026 Disclaimer: Lambert Smith Hampton Group Limited and its subsidiaries and their joint agents if any ("LSH") for themselves and for the seller or landlord of the property whose agents they are give notice that: (i) These particulars are given and any statement about the property is made without responsibility on the part of LSH or the seller or landlord and do not constitute the whole or any part of an offer or contract. (ii) Any description, dimension, distance or area given or any reference made to condition, working order or availability of services or facilities, fixtures or fittings, any guarantee or warranty or statutory or any other permission, approval or reference to suitability for use or occupation, photograph, plan, drawing, aspect or financial or investment information or tenancy and title details or any other information set out in these particulars or otherwise provided shall not be relied on as statements or representations of fact or at all and any prospective buyer or tenant must satisfy themselves by inspection or otherwise as to the accuracy of all information or suitability of the property. (iii) No employee of LSH has any authority to make or give any representation or warranty arising from these particulars or otherwise or enter into any contract whatsoever in relation to the property in respect of any prospective purchase or letting including in respect of any re-sale potential or value or at all. (iv) Price or rent may be subject to VAT and any prospective buyer or tenant must satisfy themselves concerning the correct VAT position. (v) Except in respect of death or personal injury caused by the negligence of LSH or its employees or agents, LSH will not be liable, whether in negligence or otherwise howsoever, for any loss arising from the use of these particulars or any information provided in respect of the property save to the extent that any statement or information has been made or given fraudulently by LSH. (vi) In the case of new development or refurbishment prospective buyers or tenants should not rely on any artists' impressions or architects' drawings or specification or scope of works or amenities, infrastructure or services or information concerning views, character or appearance and timing concerning availability or occupation and prospective buyers or tenants must take legal advice to ensure that any expectations they may have are provided for direct with the seller or landlord and LSH shall have no liability whatsoever concerning any variation or discrepancy in connection with such matters.